

# **TICKENHAM PARISH COUNCIL**

Minutes of the meeting held on Thursday 14<sup>th</sup> February 2019 7.00 p.m.  
in the Committee Room at the Village Hall

## ACTION/BY

**PRESENT:** Cllr Bruce Ralfs in the chair, Cllrs John Banks, David Franks, Ann Loader, Mike Perrott, Rachel Maby, Pam Trenchard and Steve Williams.  
In attendance: Vena Prater (Clerk).

Prior to the formal business representatives from the planning consultants explained the proposed amendments to planning application no. 18/P/4469/FUL. These were principally reductions in roof heights and footprints.9

19/19

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Ranjit Chuhan.

20/19

**MINUTES** of the meeting held on 10<sup>th</sup> January 2019, copies of which had been circulated, were approved and signed as a correct record

21/19

### **MATTERS ARISING FROM THE MINUTES**

There were no matters arising other than those itemised on the agenda.

22/19

### **PLANNING MATTERS**

#### (a) AMENDMENTS

Clerk/14.02.19

18/P/4469/FUL: Erection of 7 no. dwellings at Golden Acres: The proposed amendments were carefully considered in the light of the information provided by the planning consultants. The Council made the following observations:

- Although the proposed changes were welcomed in that they reduced the footprints and rooflines of the dwellings, the Council re-iterated its disappointment that the dwellings were not considerably smaller to meet (a) the demand for lower cost homes for young people and (b) the needs of some residents to downsize.
- It was noted that a neighbour had expressed strong objection to the inclusion of Juliet balconies, fearing that they would present an invasion of privacy as his property was immediately opposite the site.
- The provision of a gated community was questioned: it was considered to be out of keeping with the character of the village.
- The Council would prefer the footpath to be relocated to the east of the development, as previously discussed on site with the applicants, and asked to be consulted on the formal application to relocate it.

#### (b) NEW APPLICATIONS

Clerk 20.02.19

19/P/0067/FUL: Monocot, Cadbury Camp Lane: New dwelling with new access following demolition of existing: No objections were raised in principle but it was pointed out that the answer to Question 22 on the application form was incorrect as the proposed dwelling would be visible from the bridleway.

19/P/1046/FUH: 175 Clevedon Road: Single storey rear extension. No objections were raised.

#### (c) UP-DATES

The schedule of decisions, which had been previously circulated, was noted.

#### (d) ENFORCEMENT

3 Stone Edge Cottages: It was noted that vehicles had been parking on the enclosed area, for which permission for parking had been refused. The Clerk was asked to report a breach of planning approval.

Clerk 22.02.19

Rose Villa, Stone Edge Batch: The Clerk was asked to report a change of use from garden to car parking area.

Clerk 22.02.19

23/19 **JOINT SPATIAL PLAN (NOVEMBER 2018)**

Three councillors and the clerk had met with Cllr Nigel Ashton and the Head of Transport to discuss various points prior to the public meeting on 4<sup>th</sup> March. It had been pointed out by Cllr Ashton that the transport options contained in the Plan were indeed options, not proposals.

The Clerk reported that, following the meeting of the NSC Executive Committee when the Joint Local Transport Plan had been considered, she had received the following message:

*“The Executive approved the plan for consultation, he (Cllr Ashton) said that he made it clear to the Exec and Joint Partnership that we are only approving for consultation purposes on the basis that the final version will not be signed off by North Somerset Council until the “Tickenham Bypass” was the option and not the diversion through Tickenham”*

The statement was welcomed and the Clerk was asked to inform the Tickenham Road Action Group accordingly.

15.02.19

**LOCAL JOINT TRANSPORT PLAN (FEBRUARY 2019)**

A discussion paper by Cllr David Franks had been previously circulated. During debate the following points were raised

The Council

- strongly rejected link from Nailsea (Hanham Way) to the B3130 at Washing Pound Lane,
- considered that NO2 levels outside Tickenham Primary School should be monitored at peak arrival times, i.e. between 8.00 and 9.00 a.m., and that a projection of future levels should be provided,
- did not understand the option of “road improvements” through Tickenham or how any improvements could be implemented,
- totally supported the option of a direct link from Nailsea to the M5 20 (W1 and W2 in the JSP)
- preferred this direct link to be referred to as the “western arm of the highway from Bristol to Nailsea, continuing to Clevedon and the M5”,
- urged the W of E Joint Partnership to lead the way in infrastructure provision by constructing this direct link before any other development commenced.

The Clerk was asked to prepare a draft response including the above points for further consideration at the next meeting.

Clerk 18.02.19

The option of a discussion with Nailsea Town Council was again raised: it was agreed to consider this again after the meeting on 4<sup>th</sup> March.

24/19 **HIGHWAYS AND FOOTPATHS**

(a) HIGHWAYS:

(i) Stone Edge Batch: The Clerk reported that it had not been possible to take the surface planing close to the wall on the south side due to fears over structural damage to the wall. Noted.

(ii) Tickenham Hill Signage: Concerns were expressed about the continued speeding of traffic on Tickenham Hill: it was thought that there was insufficient signage, particularly at junctions, and the rumble strips were ineffective. The Clerk would consult with the NSC officer.

Clerk/22.02.19

(iii) Incidents: There had been three incidents of walls being knocked down and there was a burnt out car opposite the church.

(iv) Drain Clearing, B3130: Cllr Trenchard reported that some drains had not been cleared as the road was too narrow to allow the large vehicle to wait on the roadside: these had been marked for future attention when a smaller vehicle would attend. It was agreed to monitor the situation and review again in one month's time.

- (v) Pavements: A tree at no. 162 Clevedon Road was blocking the path and the sightline from Moor Lane Clerk/22.02.19  
(vi) Grass verge: The Clerk had contacted NSC again about the damaged caused to the wide grass verge by contractors' vehicles.

(b) FOOTPATHS

- (i) Cllr Franks reported that stiles in the fields below Stone Edge Batch were being replaced by private arrangement with the tenant farmer.  
(ii) Barrow Court: Cllr Perrott reported that the tree across the path had been removed. Fencing was still in place so how cyclists were gaining access was not known.

25/19 **FINANCIAL MATTERS** Clerk/20.01.19

- (a) PAYMENTS: The following were approved for payment
- |                                |         |
|--------------------------------|---------|
| Clerk's salary January         | £227.98 |
| HMRC January                   | £56.80  |
| Clerk's expenses January       | £16.60  |
| NSC (dog bin)                  | £14.40  |
| SLCC (clerk's membership)      | £89.00  |
| Tickenham Open Gardens (grant) | £250.00 |

26/19 **VILLAGE HALL**

Cllr Trenchard reported on the recent Management Committee meeting. The new boiler had been installed at a cost of £3,600; hire of portable heaters had cost £402.00 A new microphone system was being considered. Funds currently stood at £35,000 and Lottery funding was still in place for refurbishment of the toilets. Lettings were similar to last year. The Committee was organising a social event to raise funds.

It was noted that the Drama Group had asked to use the hall on Wednesday afternoons during production times for storage of costumes etc. This would mean cancelling the Post Office on those days. As this was a matter for the Hall Management Committee, the Council made no comment.

27/19 **CAR PARK**

Cllr Perrott proposed putting a metal strip down the corner of the hall wall leading into the rear car park. He would be liaising with David Ellison about installation, together with the reflectors on the entrance walls.

With regard to signage about use of the car park, it was suggested that a simple A-frame board with the following wording would suffice: *Hall in use. Please do not park unless you are coming to our event.* The Council agreed and the Clerk would research availability and costs.

MP

Clerk/22.02.19

28/19 **VILLAGE FIELD**

The Clerk reported that the field was booked for every weekend in July, including a wedding reception with marquee.

29/19 **CORRESPONDENCE**

Tickenham School newsletters.

30/19 **DATES AND TIMES OF MEETINGS**

2019: Second Thursday of each month, commencing at 7.00 p.m.  
14<sup>th</sup> March; 11<sup>th</sup> April; 9<sup>th</sup> May; 13<sup>th</sup> June; 11<sup>th</sup> July; (8<sup>th</sup> August); 12<sup>th</sup> September;  
10<sup>th</sup> October, 14<sup>th</sup> November; 12<sup>th</sup> December